



Cambridge Road, Dunton, SG18 8RT
£800,000

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ESTATE AGENTS

Nestled on the desirable Cambridge Road in Dunton, this impressive individually built five bedroomed detached home offers a generous living space of 2,499 square feet (excluding the Double detached garage) making it an ideal family home. Set within a substantial plot of 0.31 acres, the property boasts ample outdoor space, perfect for both relaxation and recreation.

This five-bedroom residence is designed for modern living, featuring four well-appointed bathrooms and shower rooms, ensuring convenience for families or guests. The property is equipped with air source heating, providing an energy-efficient solution for year-round comfort. Additionally, the solar panels installed on the property have generated an income of £2,664 over the past year, presenting a unique opportunity for potential buyers to benefit from sustainable energy solutions.

The ground floor not only offers a wonderful lounge to the rear but two other receptions with the study presenting the opportunity for multi generational living as it has direct access to a fully appointed shower room. There is a well appointed kitchen/breakfast room with fitted appliances, a conservatory to the rear and looking over the garden and a cloakroom , dining room and utility complete the downstairs accommodation.

Upstairs the master bedroom is 18 ft and has a re-fitted En Suite. Bedroom two also has an En suite whilst the remaining three bedrooms are all of a good size. A family bathroom completes the upstairs accommodation.

Parking will never be an issue here, as the property accommodates up to 6/8 vehicles plus the double detached garage, making it perfect for larger families or those who enjoy entertaining. The location offers excellent access to Cambridge,

Located just 3 miles from Biggleswade with its mainline station to London. As an alternative, the historic village of Ashwell is a just 10 minute drive and also boasts a station. The A1 is close by making this a great commuter location.

Entrance

Entrance Hall

Study

13'2 x 12'7 (4.01m x 3.84m)

Shower Room

Dining Room

14'7 x 12'1 (4.45m x 3.68m)





Living Room

18'8 x 17'9 (5.69m x 5.41m)

Conservatory

13'1 x 11'8 (3.99m x 3.56m)

Kitchen/Breakfast Room

16'5 x 11'7 (5.00m x 3.53m)

Utility Room

9'8 x 7'8 (2.95m x 2.34m)

Cloakroom

First Floor

Landing

Bedroom One

18'3 x 14'1 (5.56m x 4.29m)

En Suite

Bedroom Two

12'9 x 11'1 (3.89m x 3.38m)

En Suite

Bedroom Three

11'9 x 11'4 (3.58m x 3.45m)

Bedroom Four

9'8 x 9' (2.95m x 2.74m)

Bedroom Five

9'2 x 7'9 (2.79m x 2.36m)

Family Bathroom

Outside

Front Garden

Rear Garden

Double Garage

19'8 x 19'8 (5.99m x 5.99m)

Agents Note





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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